



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account	300001152				<p>0000-25-26N-21W-3-002-00 04/03/23</p>																																																																																																																				
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Property Type	REAL - Real Property																																																																																																																								
Property Class	RR	VI Area	1																																																																																																																						
Tax Area	102 - 4R-BUFFALO																																																																																																																								
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20233 E 22 RD WOODWARD OK 73801-0000																																																																																																																									
Parcel Location Situs 20233 22 RD E Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 25 / 26 / 21 / 3 Neighborhood 1000 - COUNTY School District 4-BUFFAL - 4-BUFFALO																																																																																																																									
Legal Description Lat/Long: 36.70726040 -99.30223705 SEC 25-26-21 5 ACRE TRACT IN SW4 BOOK 606 PAGES 516-517-518																																																																																																																									
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Lot Data	Acre - HomeSite and Tracts	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5 Topography Street Access Utilities Amenities Method Acre Base Lot Value 5.00 x 1,600.00 = 8,000 Factor Value Adjustments Lot Value 8,000		 <p>0000-25-26N-21W-3-002-00 04/03/23</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,607 / 2,607
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 1.0 / 0.5
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

House 4/4/2023

GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Cost Approach		Manual :	
Base Cost	76.71	Total Misc Impr	+ 2,021
Roofing Adj	+ 3.63	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 247,079
Heat/Cool Adj	+ 10.77	Depreciation (67%)	- 165,543
Plumbing Adj	+ 2.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,536
Adj Base Cost	= 94.00	Lot Value	+ 8,000
Total Area	x 2,607	Indicated Value	= 89,536
Adjusted Cost	= 245,058	Value Per SqFt	34.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,536		
Lot Value	8,000		
Indicated Value	89,536	34.34	Per SqFt
Agland Value			
Site Improvements	80,965		
Total Value	170,501	65.40	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATC	Patio - Covered	392	20x6	1960	120	16.84	2,021



Harper

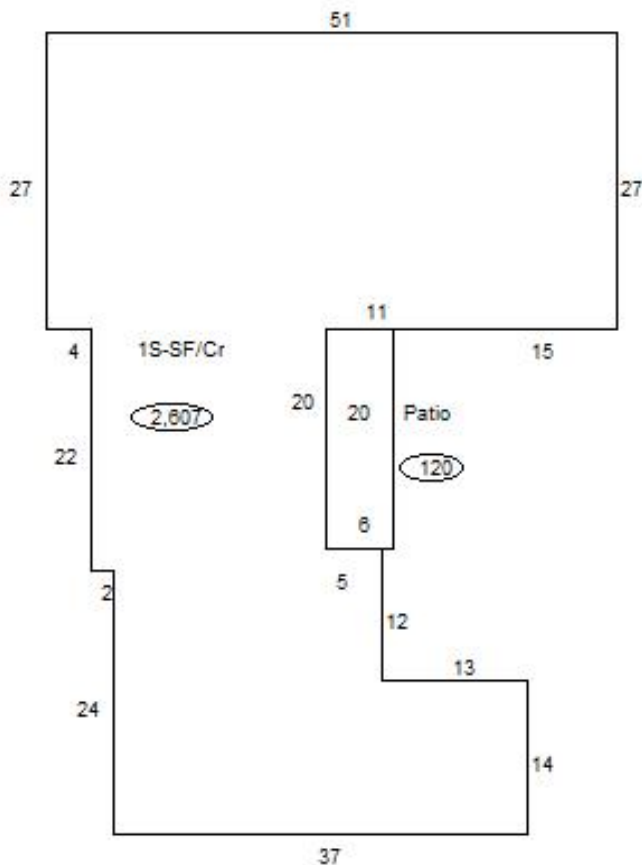
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATC		20	Patio	120	1.000	120
2	R	1	Crawl	20	1S-SF/Cr	2,607	1.000	2,607
Total Building Area						2,607		2,607



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PACN	Paving - Concrete	40x6x0	Concrete		240	
	Qual	4	Cond 4	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (6.33 x 240)	1,519		1,519	152	1,367
	UTIL	Utility Building	80x40x14	Concrete	Formed Metal	3,200	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
		Base Cost (21.72 x 3,200)	69,504		69,504	2,085	67,419
	ASC	Awning/Shelter/Carport	80x15x12	Dirt	Formed Metal	1,200	
	Qual	4	Cond 4	Year 2024	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
		Base Cost (4.87 x 1,200)	5,844		5,844	175	5,669
	BFT1	Bulk Feed Tank - Single	0x0x0			1	
	Qual	3	Cond 3	Year 2016	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD	
		Base Cost (304.07 x 1)	304		304	143	161
	SHDS	Shipping/Storage Container	20x8x8			160	
	Qual	3	Cond 3	Year 2015	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
		Base Cost (22.53 x 160)	3,605		3,605	1,586	2,019
	SHDS	Shed - Small/ SHIPPING CONTAINER	40x8x8	Dirt		320	
	Qual	4	Cond 4	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
		Base Cost (15.89 x 320)	5,085		5,085	2,237	2,848
	CKCP	Chicken Coop	8x8x6	Dirt	Formed Metal	64	
	Qual	3	Cond 3	Year 1995	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (5.39 x 64)	345		345	276	69



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x14x10	Dirt	Composition Roll	336
	Qual	3	Cond 3	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (14.37 x 336)		4,828	4,828	3,766	1,062
	SHDS	Yard Shed - Wood	10x8x8	Dirt	Composition Shingle	80
	Qual	3	Cond 3	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (21.92 x 80)		1,754	1,754	1,403	351